

File #: **29060**

Owner's Name: Northstar Resort Enterprises Corp.

Applicant: Northstar Resort Enterprises Corp.

Agent: Solaria Design & Consulting Co.

Type of Application: Time Extension to Conditional Use

Key: Key Largo

RE #: 0088020-000000

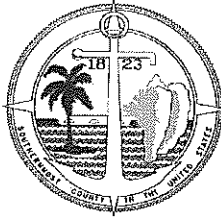
**Additional Information added to File 29060**

# County of Monroe

## Growth Management Division

**Office of the Director**

2798 Overseas Highway  
Suite #400  
Marathon, FL 33050  
Voice: (305) 289-2517  
FAX: (305) 289-2854



**Board of County Commissioners**

Mayor George Neugent, Dist. 2  
Mayor Pro Tem Sylvia J. Murphy, Dist. 5  
Kim Wigington, Dist. 1  
Heather Carruthers, Dist. 3  
Mario Di Gennaro, Dist. 4

*We strive to be caring, professional and fair*

Date: 5/29/09

Dear Applicant:

This is to acknowledge submittal of your application for Request for a Time Extension  
to a Conditional Use Permit  
Type of application

Northstar Resort  
Enterprises Corp. to the Monroe County Planning Department.  
Project / Name

Thank you.

Planning Staff

**Ervin A. Higgs, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
 fax (305) 292-3501

## Property Record View

Alternate Key: 1096920 Parcel ID: 00088020-000000

### Ownership Details

Mailing Address:  
 NORTHSTAR RESORT ENTERPRISES CORP

4775 COLLINS AVE  
 APT 4003  
 MIAMI BEACH, FL 33140-5209

### Property Details

PC Code: 10 - VACANT COMMERCIAL

Millage  
 Group: 500K

Affordable  
 Housing: No

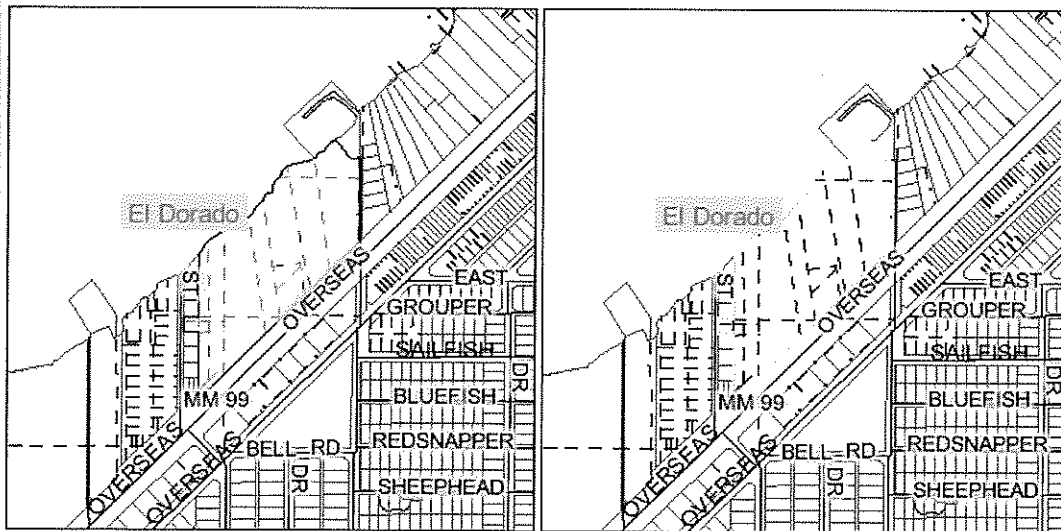
Section-  
 Township- 32-61-39  
 Range:

Property  
 Location: 99060 OVERSEAS HWY KEY LARGO

Legal 32 61 39 ISLAND OF KEY LARGO PT LOTS 4, 8, 9, 11 AND 12 OF PB1-68 AND LOT 3 BK 3 EL DORADO HEIGHTS PB1-203 KEY LARGO

Description: RESOLUTION NO 33-1967 G66-420 OR27-99/00 OR33-1967 OR129-417/18OR264-65/66 OR394-881/12(CASE NO 80-300-CP-12) OR433-675/77  
 OR446-53/54 OR476-3/6 OR479-529D/C OR492-854 OR555-1067D/C OR690-650/51 OR690-658/83 OR723-525 OR770-1261 OR815-338/42Q/C OR852-  
 2118L/E OR861-520/21 OR861-522 OR861-524 OR876-1450 OR876-1453 OR876-1454Q/C OR881-2408/09 OR933-2476/77Q/C OR978-1966 OR990-  
 1691AFF OR996-1373/75 OR996-1373/74 OR1011-1577/78Q/C OR1011-1588/89Q/C OR1015-1767/68C/T OR1059-1526/27 OR1093-1898/99 OR1093-  
 1900/01 OR1168-247/48 OR1189-2462 OR1195-72 OR1195-73 OR1250-1688/89 OR1257-784/86 OR1285-1002/05F/J OR1291-747/50F/J OR1294-17/18  
 OR1331-778/79 OR1374-206/07 OR1432-509/10 OR1637-2078/79 OR1648-1725/28C/T OR1649-1459/62STL/AGR OR1649-2272/73F/J OR1652-  
 537/38F/J OR1695-2175/76 OR1700-1798/1802 OR1704-2370/71 OR1748-735D/C OR1748-736D/C OR1748-737/39 OR1748-740/42 OR1833-1340/44  
 OR1898-2451/55C OR2007-1243-45Q/COR2007-1237/39 OR2007-1240-42Q/C OR2233-82/84 OR2294-1133/36 OR2364-1600/01ESMT

### Parcel Map



### Land Details

Land Use Code	Frontage	Depth	Land Area
010W - RES WATERFRONT			0.77 AC
010W - RES WATERFRONT			0.34 AC
100H - COMMERCIAL HIGHWAY			2.52 AC
100H - COMMERCIAL HIGHWAY			0.97 AC
100W - COMMERCIAL WATERFRONT			2.35 AC
10HW - COMM/HWY/WATER			3.10 AC
100H - COMMERCIAL HIGHWAY			17,424.00 SF
M100 - RESIDENTIAL DRY			1,875.00 SF
10HW - COMM/HWY/WATER	0	0	1.11 AC

**Building Summary**

Number of Buildings: 0  
 Number of Commercial Buildings: 0  
 Total Living Area: 0  
 Year Built: 0

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
9	DK4:WOOD DOCKS	220 SF	4	55	1993	1994	1	40
10	DK4:WOOD DOCKS	160 SF	8	20	1993	1994	1	40

**Appraiser Notes**

FOR THE 2008 TAX ROLL THIS PARCEL HAS BEEN COMBINED WITH PT LOTS 9-11 (RE 00087940-000000 AK 1096849) N 1/2 OF W 45FT OF EAST 120FT OF LOTS 9 AND 11 (RE 00087950-000000 AK 1096857) PT LOTS 8-12 (RE 00087970-000100 AK 1096873) PT LOTS 9 AND 11 (RE 00087940-000100 AK 9003897) PT LOTS 4 AND 8 (RE 00088060-000100 AK 9088193) PT LOTS 4-8-12 (RE 00088030-000000 AK 1096938) PT LOTS 4-8-12 (RE 00088040-000000 AK 1096946) NLY 25' OF LOT 3 BK 3 (RE 00566430-000000 AK 8681861) PER OWNERS REQUEST.

8805 & 8815 COMBINED FOR ASSMT PURPOSES 6-16-87

2002/4/22 PROPERTY FENCED AND LOCKED, UNABLE TO ACCESS TCF

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08303797	12/16/2008	01/06/2009	1		DEMOLITION SFR
	06305681	10/25/2006	01/01/2007	1		DEMO STRUCTURE
	C11173	03/01/1982	12/01/1982	1		BUILD WORKSHOP AFTER FACT; C11281 SUPPLEMENT TO C11173)

**Parcel Value History**

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	0	22,463	8,111,678	8,134,141	8,134,141	0	8,134,141
2007	0	22,632	725,280	747,912	747,912	0	747,912
2006	76,428	22,732	725,280	824,440	824,440	0	824,440
2006	80,795	23,386	725,280	829,461	829,461	0	829,461
2004	80,790	23,951	725,280	830,021	830,021	0	830,021
2003	80,790	24,606	483,520	588,916	588,916	0	588,916
2002	80,790	25,172	483,520	589,482	589,482	0	589,482
2001	150,263	25,827	290,112	466,202	466,202	0	466,202
2000	178,798	15,035	99,900	293,731	293,731	0	293,731
1999	178,796	15,492	99,900	294,188	294,188	0	294,188
1998	119,315	15,958	99,900	235,173	235,173	0	235,173
1997	119,315	16,519	99,900	235,734	235,734	0	235,734
1996	108,468	16,988	99,900	225,356	225,356	0	225,356
1995	108,468	17,546	73,800	199,814	199,814	0	199,814
1994	100,759	9,475	73,800	184,034	184,034	0	184,034
1993	97,004	9,778	73,800	180,582	180,582	0	180,582
1992	97,004	10,096	73,800	160,900	180,900	0	180,900
1991	97,004	10,434	73,800	181,238	181,238	0	181,238
1990	97,004	10,753	73,800	181,557	181,557	0	181,557
1989	97,004	11,056	73,800	181,860	181,860	0	181,860
1988	100,120	9,674	73,800	183,594	183,594	0	183,594
1987	98,071	9,929	73,800	181,800	181,800	25,000	156,800
1986	98,488	10,195	38,540	147,223	147,223	25,000	122,223
1985	94,204	10,475	38,540	143,219	143,219	25,000	118,219
1984	91,231	10,743	38,540	140,514	140,514	25,000	115,514
1983	56,014	1,674	38,540	96,228	96,228	25,000	71,228
1982	52,482	1,746	38,540	92,768	92,768	25,000	67,768

**Parcel Sales History**

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/11/2001	1704 / 2370	650,000	WD	Q
6/9/2000	1637 / 2078	615,000	WD	Q
10/1/1994	1331 / 0778	253,800	WD	Q
4/1/1991	1168 / 247	270,000	WD	U
7/1/1988	1059 / 1526	225,000	WD	Q
8/1/1977	723 / 525	45,000	00	Q

This page has been visited 114,405 times.

Monroe County Property Appraiser  
Ervin A. Higgs, CFA  
P.O. Box 1176  
Key West, FL 33041-1176

5/20/2009

(Date)

I hereby authorize SOLARIA Design & Consulting Co. (JOEL REED) be listed as authorized agent  
(Name of Agent)

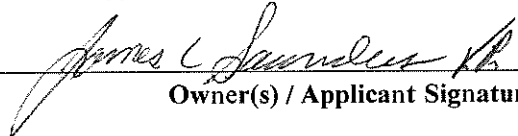
for Northstar Resort Enterprises, Corp. for the purpose of conducting all business necessary to  
(Name of Owner(s) / Applicant)

process and obtain approval in regard to Northstar Resort for to a Conditional Use Permit  
(Project Name) (Application Type)  
Request for a time extension  
for Real Estate No(s): 00088020-000000 from  
the Monroe County Planning and Environmental Resources Department.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of permits for the aforementioned applicant.

**Note:** Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

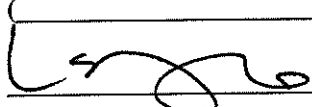
  
Owner(s) / Applicant Signature  
Jim Saunders,  
Printed Name of Owner(s) / Applicant

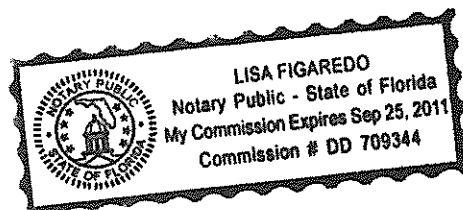
NOTARY:  
STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 20 day of May, 2009.

Jim Saunders is ☒ personally known ☐ produced identification

(Type of Identification), did / did not take an oath.

  
Notary



**End of Additional File 29060**





May 26, 2009

MAY 29 2009

Marathon Government Center  
Attn: Mr. Townsley Schwab  
2798 Overseas Highway Suite 400  
Marathon, FL 33050

*RE: Application for a Time Extension to a Conditional Use Permit*

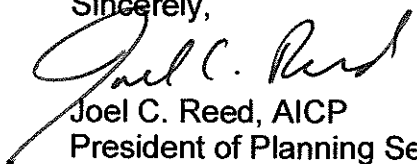
To Mr. Schwab:

Please find the enclosed application for a request for Request for a Time Extension to a Conditional Use Permit for Northstar Resort Enterprises Corporation located at 99060 Overseas Hwy, Key Largo, FL 33037. Also enclosed is a check for \$1,231 for the following items:

Minor Conditional Use Permit Request for a Time Extension.....	\$986
Advertising Costs:.....	\$245
Total.....	\$1,231

If I can provide any further information or be of any further assistance in this matter, please contact me at your earliest opportunity.

Sincerely,

  
Joel C. Reed, AICP  
President of Planning Services

**Key Largo**  
91700 Overseas Hwy, STE 3  
Tavernier, FL 33070  
Phone: 305-852-4852

**Marathon**  
213 David Lane  
Marathon, FL 33050  
Phone: 305-393-1454

**Key West**  
925 Truman Ave.  
Key West, FL 33040  
Phone: 305-296-8885



**Date: May 26, 2009**

**Project Name:  
Northstar Resort Enterprises, Corp.**

**Project Description:  
138 Unit Resort Hotel**

**Project Type:  
Request for a Time Extension  
to a Conditional Use Permit**

**Prepared by:**

**SOLARIA Design & Consulting Company**

**Key Largo**  
91700 Overseas Hwy, STE 3  
Tavernier, FL 33070  
Phone: 305-852-4852

**Marathon**  
213 David Lane  
Marathon, FL 33050  
Phone: 305-393-1454

**Key West**  
925 Truman Ave.  
Key West, FL 33040  
Phone: 305-296-8885



## INDEX

### *TAB      ITEM DESCRIPTION*

- 1      Application for Time Extension to a Conditional Use Permit
- 2      Additional Explanation to Application Questions
- 3      Check for Correct Fee
- 4      Copy of Signed Resolution P02-07
- 5      Proof of Ownership to include multiple Deeds
- 6      Current Property Record Card
- 7      Agent Authorization Letter

### Additional Items

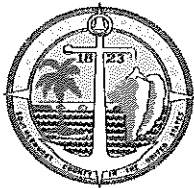
- 8      Email from Mr. Joe Haberman, Senior Planner on April 6, 2009 to Joel Reed

**Key Largo**  
91700 Overseas Hwy, STE 3  
Tavernier, FL 33070  
Phone: 305-852-4852

**Marathon**  
213 David Lane  
Marathon, FL 33050  
Phone: 305-393-1454

**Key West**  
925 Truman Ave.  
Key West, FL 33040  
Phone: 305-296-8885

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Request for a Time Extension to a Conditional Use Permit**

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**An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review**

Minor Conditional Use Permit Application Fee: \$986.00

*In addition to the application fee, the following fees also apply:*

Advertising Costs: \$245.00

Date of Submittal:   5   /  22  / 2009  
                            Month   Day    Year

**Property Owner:**

**Northstar Resort Enterprises Corp.**

Name

**4775 Collins Ave., Apt 4003, Miami  
Beach, FL 33140**

Mailing Address (Street, City, State, Zip Code)

**305-453-4521**

Daytime Phone

Jsaunders@bayviewdev.com

Email Address

**Agent (if applicable):**

**SOLARIA Design & Consulting Co.  
(Joel Reed)**

Name

**91700 Overseas Hwy, STE 3,  
Tavernier, FL 33070**

Mailing Address (Street, City, State, Zip Code)

**305-852-4852**

Daytime Phone

joel@solariadesign.com

Email Address

**Development Order / Resolution Number:**   P02-07  

**Applicant on Conditional Use Application:**

**Same As Above**

Name

Mailing Address (Street, City, State, Zip Code)

Daytime Phone

## APPLICATION

Email Address

### Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

32 61 39 Island of Key Largo PT Lots 4,8,9,11 and 12 of PB1-68 and Lot 3  
BK 3 EL Dorado Heights PB1-203 Key Largo Key Largo

Block	Lot	Subdivision	Key
00088020-000000		1096920	
Real Estate (RE) Number	Alternate Key Number		
99060 Overseas Hwy, Key Largo, FL 33037	MM 99		
Street Address (Street, City, State, Zip Code)	Approximate Mile Marker		

Unless otherwise specified in the approved conditional use approval, application for a building permit(s) shall be made within six (6) months of the date of the approval of the conditional use, and all required certificates of occupancy shall be procured within two (2) years of the date of issuance of the initial building permit, or the conditional use approval shall become null and void with no further action required by the county. Approval time frames do not change with successive owners. An extension of time may be granted only by the planning commission for a period not to exceed one (1) year and only within the original period of validity. When a hearing officer has ordered a conditional use approval initially denied by the planning commission, the planning commission shall nonetheless have the authority to grant or deny a time extension under this section. If the planning commission denies a time extension, the holder of the conditional use may request an appeal of that decision under the hearing officer appellate article of these regulations by filing the notice required by that article within thirty (30) days of the written denial of the planning commission.

Has a documented, government-caused delay occurred which affected the time required to meet the conditions of the subject development order? If yes, please explain. (If necessary, attach additional sheets)

No specific isolated incident to be noted at this time, however the permitting process has been longer than expected, not only at the County level but at the State and Federal level as well do to the size and scope of work required to permit a project of this size.

Please describe any actions of other parties that may have precluded compliance with the conditions of the subject development order within the time requirement. (If necessary, attach additional sheets)

None to be noted at this time.

Please describe all attempts by the applicant to complete the conditions of the subject development order within the time requirement. (If necessary, attach additional sheets)

Please See Attached Narrative

Please provide any changed circumstances that have interfered with the ability of the applicant to complete the conditions of the subject development order within the time requirement. (If necessary, attach additional sheets)

APPLICATION

None to be noted at this time.

All of the following must be submitted in order to have a complete application submittal:  
(Please check as you attach each required item to the application)

- ☒ Complete conditional use permit time extension application (unaltered and unbound);
- ☒ Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- ☒ Copy of Signed Development Order or Resolution;
- ☒ Proof of ownership (i.e. Warranty Deed);
- ☒ Current Property Record Card(s) from the Monroe County Property Appraiser

If applicable, the following must be submitted in order to have a complete application submittal:

- ☒ Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant:

*Paul C. [Signature]*

Date:

*5-26-09*

Sworn before me this

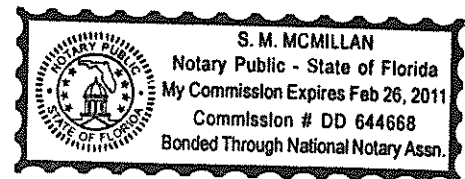
*26* day of *May* 2009

*[Signature]*

Notary Public

My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.



# SOLARIA

Design & Consulting Co.

Additional pages to questions on Application:

***Please describe all attempts by the applicant to complete the conditions of the subject development order within the time requirement. (If necessary, attach additional sheets)***

Although we are submitting the application for a time frame extension we are very pleased to announce that substantial progress has been made to date since the effective date of our major conditional use permit P02-07 for a 138 unit four star resort hotel project in Key Largo. Even with the difficult economic times, Northstar Resort Enterprises Corporation is one of the only, if not the only, large redevelopment sites left that is continuing to move forward with its redevelopment plans. Since approval of the major conditional use permit and issuance of the first permit on June 22, 2007 we have since applied for thirty-one (31) permits and since been issued sixteen (16) permits to date. We expect the additional fifteen (15) permits to be issued shortly. The permits cover the initial demolition and cleanup of the existing structures on the site; and a massive tree relocation and transplantation plan in order to save almost all native trees on the site. In addition we have recently been issued the site work permit for grading, paving, drainage, water and site utilities as well as a permit for repairs to the docks. Work on these two items has recently commenced. In addition we have applied for but not been issued to date the permit for the fourteen structures in which the 138 units will be located.

At the time of original approval the period of validity of the conditional use and the timeframes were not reviewed and discussed in detail. Upon further discussions and realization that the conditional use was being governed by time frames as established in the Land Development Regulations we are requesting an amendment to the time frame in order to extend the term of validity of the conditional use which is set to expire June 22, 2009. In reality we do not expect completion of the project until Fall of 2011.

Please see table 1.1 below which outlines the original Conditional use Resolution and associated timeframes established. Then Table 1.2 shows all associated permits that have been issued within the period of validity.

TABLE 1.1 - Planning Commission Resolution P02-07 Timeline	
Item	Date
Public Hearing	7/27/06
Date of Signed Resolution	1/24/07
Date of Resolution Recording	4/2/07
Date at which First Building Permit was to be applied for (6 months from date of recording)	10/2/07
Date of First Building Permit Application	4/25/07
Date First Building Permit Was Issued	6/22/07
Conditional Use Permit Expiration:	6/22/09

Table 1.2 below lists the permits issued on each of the separate Real Estate Numbers that existed on the parcel at the time in which the conditional use was approved. Since approval, all parcels have been combined under one Real Estate Number, 00088020-000000.

**TABLE 1.2 – Building permit by date issued since Public Hearing July 26, 2006****RE 00087940.000000**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
073-0822	02-21-2007	Voided	Electric
073-0567	02-05-2007	03-05-2007	Re-roof building
073-0307	01-19-2007	02-20-2007	Renovate interior and exterior of building

**RE 00087940.000100:** None on file from 2006 to present.**RE 00087970.000100:** None on file from 2006 to present.**RE 00088020.000000 (Current RE Number, all others aggregated with):**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
093-0665	02-26-2009		Construct building (Building 2)
093-0664	02-26-2009		Construct building (Building 3)
093-0663	02-26-2009		Construct building (Building 4)
093-0662	02-26-2009		Construct building (Building 5)
093-0661	02-26-2009		Construct building (Building 6)
093-0660	02-26-2009		Construct building (Building 7)
093-0659	02-26-2009		Construct building (Building 8)
093-0658	02-26-2009		Construct building (Building 9)
093-0657	02-26-2009		Construct building (Building 10)
093-0656	02-26-2009		Construct building (Building 11)
093-0655	02-26-2009		Construct building (Building 12)
093-0654	02-26-2009		Construct building (Building 13)
093-0653	02-26-2009		Construct building (Building 14)
083-3797	10-22-2008	12-16-2008	Demolish CBS house
083-3517	09-30-2008		Construct building (Building 1)
083-3516	09-30-2008	03-19-2009	Site work
083-3501	09-29-2008	10-01-2008	Relocate trees
083-3128	08-27-2008	09-03-2008	Trim trees
083-2684	07-23-2008	07-23-2008	Remove trees
083-2198	06-12-2008		Dock and shoreline repair
083-1458	04-17-2008	Voided	Remove and relocate trees
063-5681	09-27-2006	10-25-2006	Demolish structure
063-4605	07-27-2006	08-24-2006	Electric repair

**RE 00088030.000000**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
083-1460	04-17-2008	Voided	Remove and relocate trees
073-5004	11-26-2007	12-07-2007	Temporary Fence
073-4129	09-20-2007	10-30-2007	Demolish building
073-1866	04-25-2007	06-22-2007	Demolish multiple structures

**RE 00088040.000000**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
083-1459	04-17-2008	Voided	Remove and relocate trees
073-4130	09-20-2007	10-30-2007	Demolish building

**RE 00087950.000000:** None on file.**RE 00088060.000000**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
073-2559	06-12-2007	08-16-2007	Demolish miscellaneous

**RE 00566430.000000:** None on file.**RE 00088060-000100 (not shown on resolution):**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
073-4131	09-20-2007	11-06-2007	Demolish structure



RESOLUTION NO. P02-07

Doc# 1635314  
Bk# 2283 Pgs 1288

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING A REQUEST BY NORTHSTAR RESORT ENTERPRISES CORP. TO AMEND RESOLUTION P47-03 IN ORDER TO BUILD A ONE HUNDRED THIRTY-EIGHT (138) UNIT RESORT HOTEL INCLUDING THE FOLLOWING AMENITIES: A 4,910 ft<sup>2</sup> RESTAURANT, TWO (2) TIKI BARS, TIKI HUTS, A MAINTENANCE BUILDING, OFFICES AND ONE (1) AFFORDABLE HOUSING UNIT. ADDITIONALLY, THIS RESOLUTION IS APPROVING A FRONT YARD VARIANCE OF TWELVE (12) FEET ALONG WOODWARD WAY AND A 13% REDUCTION IN PARKING TO ALLOW 182 SPACES.

**WHEREAS** the Monroe County Planning Commission during a public hearing held on July 26, 2006 in Key Largo reviewed and considered this amendment to a major conditional use along with the front yard variance and parking reduction waiver; and

**WHEREAS** Northstar Resort Enterprises Corp. is the owner of record for 11.67 acres at Mile Marker 99.5 in Key Largo, Monroe County, Florida having Real Estate Numbers: 00566430.000000, 00087940.000000, 00087940.000100, 00087970.000100, 00088020.000000, 00088030.000000, 00088040.000000, 0088060.000000, and 00087950.000000; and

**WHEREAS** Resolution P47-03 approved a major conditional use permit to construct an eighty-nine (89) transient unit resort hotel and amenities; and

**WHEREAS** Resolution P47-03 linked the Northstar Resort Project with an affordable housing project and required that a minimum of ten (10) affordable housing units be built; and

**WHEREAS** the increase in units from eighty-nine (89) to one hundred thirty-eight (138) increases the minimum number of affordable housing units from ten (10) to fifteen (15); and

**WHEREAS** Development Order #4-04 was a minor conditional use application issued to establish forty-seven (47) ROGO exemptions from the Northstar Resort site to be eligible for transference; and

**WHEREAS** Development Order #5-04 was a minor conditional use application issued which received the forty-seven (47) ROGO exemptions from the Northstar Resort site at the Florida Keys RV Park to be built as attached affordable housing units; and

**WHEREAS** Resolution P55-03 approved the request filed by Northstar Resort to transfer one hundred twenty-six (126) ROGO exemptions from the Florida Keys RV Park off of the site; and

1  
2       **WHEREAS** Resolution P56-03 approved the request filed by Northstar  
3 Resort to receive seventy-seven (77) ROGO exemptions transferred from the  
4 Florida Keys RV Park via P55-03 at the Northstar Resort site; and  
5

6       **WHEREAS** Development Order #17-96 established 1.5 Transferable  
7 Development Rights (TDRs), Development Order # 18-97 established 2.59 TDRs,  
8 and Development Order #7-05 established 7.36 TDRS and transferred a total of  
9 11.45 TDRs to the Northstar Resort site; and  
10

11       **WHEREAS** Northstar Resort has two required front yard setbacks - one  
12 along US-1 and and another along Woodward Way; and  
13

14       **WHEREAS** Allowing a thirteen (13) foot front yard setback along  
15 Woodward Way will not negatively impact surrounding property owners; and  
16

17       **WHEREAS** Woodward Way will remain a 24 ft. road and allow ingress  
18 and egress for all property owners along Woodward Way even though Northstar  
19 Resort Enterprises owns nine (9) feet of the Western portion of the road; and  
20

21       **WHEREAS** Planning Commission Resolution P47-03, condition 15,  
22 requires that for every square foot of parking lot area that is waived a correlating  
23 square foot of open space must be created in excess of the required 20% and  
24 remain as open space via a Grant of Conservation Easement (GOCEA); and  
25

26       **WHEREAS** Northstar Resort Enterprises has requested a waiver of  
27 twenty-seven (27) spaces that will require a GOCEA be recorded for a minimum  
28 of 4,131 ft<sup>2</sup> running in favor of Monroe County prior to the issuance of any  
29 Certificate of Occupancy (C.O.); and  
30

31       **WHEREAS,** the Planning Commission reviewed the following  
32 documents and other information relevant to the amendment to the Major  
33 Conditional Use request:

- 34       1. Master Site Plan, Sheet A-1, by Robert Barnes, 6/20/06; and
- 35       2. Partial Site Plans, Sheets A-2 - 5, by Robert Barnes, 6/20/06; and
- 36       3. Reception & Office Floor Plan, Sheet A-6, by Robert Barnes, 1/10/06;  
37       and
- 38       4. Reception & Office Elevations, Sheets A-7 - 8, by Robert Barnes,  
39       1/10/06; and
- 40       5. Restaurant & Lounge Floor Plan, Sheet A-9, by Robert Barnes,  
41       6/20/06; and
- 42       6. Restaurant Elevations, Sheet A-10 -11, by Robert Barnes, 6/20/06; and
- 43       7. Maintenance First Floor Plan, Sheet A-13, by Robert Barnes, 6/20/06;  
44       and
- 45       8. Maintenance Affordable Housing - Second Floor, Sheet A-14, by  
46       Robert Barnes, 6/20/06; and

9. Maintenance Affordable Housing – Elevations, Sheet A-15, by Robert Barnes, 6/20/06; and
10. Building A4 first floor, Sheet A-16, by Robert Barnes, 6/20/06; and
11. Building A4 second floor, Sheet A-17, by Robert Barnes, 1/10/06; and
12. Building A4 third floor, Sheet A-18, by Robert Barnes, 6/20/06; and
13. Building B2 first floor, Sheet A-19, by Robert Barnes, 1/10/06; and
14. Building B2 second floor, Sheet A-20, by Robert Barnes, 1/10/06; and
15. Building B2 elevations, Sheet A-21, by Robert Barnes, 1/10/06; and
16. Building B1 first floor, Sheet A-22, by Robert Barnes, 1/10/06; and
17. Building B1 second floor, Sheet A-23, by Robert Barnes, 1/10/06; and
18. Building B1 elevations, Sheet A-24, by Robert Barnes, 1/10/06; and
19. Building B3 first floor, Sheet A-25, by Robert Barnes, 1/10/06; and
20. Building B3 second floor, Sheet A-26, by Robert Barnes, 1/10/06; and
21. Building B3 elevations, Sheet A-27, by Robert Barnes, 1/10/06; and
22. Buildings A1-3 first floor, Sheet A-28, by Robert Barnes, 1/10/06; and
23. Buildings A1-3 second floor, Sheet A-29, by Robert Barnes, 1/10/06; and
24. Buildings A1-3 third floor, Sheet A-30, by Robert Barnes, 1/10/06; and
25. Buildings A1-3 Elevations, Sheets A-31-32, by Robert Barnes, 1/10/06; and
26. Field Survey drawing #22557h-3 by Barrow Surveying & Mapping, 9/21/01; and
27. Field Survey drawing #24937 Pugliese Parcel by Barrow Surveying & Mapping, not dated; and
28. Field Survey, drawing 4601 – Cullen Parcel by Task Surveyors, not dated; and

**WHEREAS**, the Planning Commission has made the following **Findings of Fact and Conclusion of Law**, based on the sworn testimony of the Monroe County Planning Department staff and the record:

1. The proposed project site is 11.67 acres with a land use designation of Suburban Commercial (SC) and a Future Land Use Map (FLUM) designation of Mixed Use/Commercial (MC).
2. Northstar Resort currently owns 9.32 acres of the proposed site with a contract to purchase 2.35 acres included in the project proposal.
3. The 9.32 acres owned by Northstar Resort is associated with 89 lawfully established transient units, 1 market rate residential unit, and 9,210 sq. ft. of lawfully established non-residential floor area.
4. The 2.35 acres under contract for purchase contains 3 market rate residential units.
5. The Northstar Resort project is linked to an affordable housing project to be located at approximate mile marker 106.
6. The Northstar Resort site has two sides which front roads and would require a 25 ft. front yard setback. Approving a variance to

- 1 allow Northstar to maintain only a 13 ft. setback along Woodward  
2 Way instead of the required 25 ft. setback will not cause any  
3 hardship to surrounding property owners or impact the property  
4 values of surrounding property owners.
- 5 7. Northstar Resort is required to have 209 parking spaces.  
6 Reducing that number by 13% or 27 spaces pursuant to MCC §9.5-  
7 523(b)(2) to require 182 parking spaces will still allow for adequate  
8 parking for the facility. Pursuant to Resolution P47-03, Northstar  
9 Resort has identified 4,131 ft<sup>2</sup> GOCEA to be recorded in  
10 conjunction with this parking space reduction request.
- 11 8. Resolution P55-03 identified the Florida Keys RV Park at mile  
12 marker 106 as a transferable ROGO exemption (TRE) sender site  
13 and recognized 126 TREs.
- 14 9. Resolution P56-03 transferred 77 of these TREs to the Northstar  
15 Resort site leaving 49 TREs on the Florida Key RV Park site  
16 available for transfer.
- 17 10. Northstar Resort meets the criteria detailed in 120.4 (b)a. iii) (1) a.  
18 (ii) and is eligible to receive the 49 remaining TREs identified in  
19 P55-03 from the Florida Keys RV Park site.
- 20 11. Conditions 2, 3, 4, 6, 7, 8, 11, 12, 13, 16 and 17 from Resolution P47-  
21 03 shall be maintained.

22  
23 **NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION**  
24 **OF MONROE COUNTY, FLORIDA,** that the preceding Findings of Fact and  
25 Conclusions of Law, support its decision to:

26  
27 **APPROVE** the request filed by Northstar Resort Enterprises Corp. to  
28 construct a one hundred thirty-eight (138) unit resort hotel including the  
29 following amenities: a 4,910 ft<sup>2</sup> restaurant, two (2) tiki bars, tiki huts, a  
30 maintenance building, offices and one (1) affordable housing unit; as well as, a  
31 front yard variance of twelve (12) feet along Woodward Way and a 13%  
32 reduction in parking to allow 182 spaces with the following conditions:

- 33 1. Prior to drafting a Planning Commission Resolution, the applicant  
34 shall:
- 35 a. Submit proof of ownership for the Cullen parcel including  
36 exact acreage owned as well as who will possess the three (3)  
37 market rate permanent residential units established on that  
38 parcel; and
- 39 b. Submit a Preliminary Plat Application for the Cullen parcel  
40 only a portion of the current parcel is being bought by  
41 Northstar. If this plat does not show that the Northstar  
42 Resort is purchasing a minimum of 2.36 acres or if the Board  
43 of County Commissioners does not approve this plat, any  
44 approvals given for the project shall be vacated and the  
45 project shall submit a new amendment to their major  
46 conditional use permit; and

- c. Submit a revised Traffic Study to determine if the restaurant can be considered as a low intensity use or a medium intensity use. If the restaurant can be considered a low intensity use, then two (2) 250 sq. ft. Tiki Bars can be permitted on the site. If the restaurant must be considered as a medium intensity use then no Tiki Bars shall be permitted. The Planning Commission Resolution shall state whether Tiki Bars shall be permitted; and
- d. Submit a revised Traffic Study to conform with Monroe County Traffic Consultant request outlined in XIII.D. of this report. The Planning Commission Resolution shall only be issued if the Monroe County Traffic consultant finds that this project can be built without causing negative impacts to local traffic circulation and hurricane evacuation times. If this condition is not satisfied, a new conditional use amendment application shall be proffered to meet this criteria.

2. Prior to issuance of a building permit, the applicant shall:
  - a. Transfer an additional 11.55 development rights to the Northstar Resort site; and
  - b. Have the plat of the Cullen parcel approved by the BOCC; and
  - c. Submit revised stormwater and landscape plans which do not show a possible future spa and include the Class D buffer as required along Thurmond Street. The landscape plan should include enough detail to ensure that the installation criteria found in MCC § 9.5-364 is met; and
  - d. Provide additional permits from the Florida Department of Environmental Protection and the Army Corps of Engineers for the dock extension, slip reconfiguration, and boat ramp removal; and
  - e. Obtain Florida Department of Environmental Protection and U.S. Army Corps of Engineers approval for filling the boat ramp. Any development so filled shall conform to the setbacks established by DEP and ACOE permits; and
  - f. Provide the Surface Water Management Plan to be reviewed by the County Engineering Department for compliance. The plan must be reviewed and approved by the South Florida Water Management District. All surface water shall be managed on-site, retained with swales or approved drainage, drainage calculations must be shown on the plans; and
  - g. Provide a plan to retrofitting existing docking facilities to include an on-site pump-out station and sewage treatment as required by the Comprehensive Plan for any facility having ten (10) or more slips (wet or dry); and

- h. Have the proposed on-site waste treatment system approved by the Department of Health and comply with the minimum requirements of Chapter 10D-6 of the Florida Administrative Code; and
3. Prior to issuance of a certificate of occupancy for any unit, a minimum of fifteen (15) affordable housing units at the linked site at approximate mile marker 106 shall be completed with certificates of occupancy; and
4. The Resort will not be gated from US-1 to allow local residents and other guests to use the restaurant facility.

**APPROVE** to reduce the required parking by twenty-seven spaces for a total of one hundred eighty two spaces (182) provided with the following condition:

1. A Grant of Conservation Easement be recorded for a minimum of 4,131 ft<sup>2</sup> running in favor of Monroe County prior to the issuance of any C.O. on the property; and

**APPROVE** to waive the 25 ft. front yard required setback along Woodward Way to a minimum of 13 ft. with the following condition:

1. An access easement be recorded running in favor of Monroe County prior to the issuance of any C.O. on the property to ensure that Woodward Way remains a minimum of 24 ft. wide to allow access for all parcels which front Woodward Way; and

**APPROVE** to transfer the forty-nine (49) remaining eligible units established by Resolution P55-03 at the Florida Keys RV Park to the Northstar Resort site;

**WHEREAS** Condition 1.a. has been satisfied by providing a warranty deed showing ownership of approximately 2.36 acres and stating that the three (3) market rate ROGO exemptions are to be retained by Mr. Cullen; and

**WHEREAS** Condition 1.b. has been partially satisfied by submittal of a preliminary plat application for the parcel showing that Northstar Resort has purchased approximately 2.36 acres; and

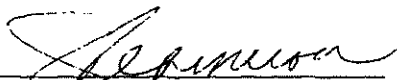
**WHEREAS** Conditions 1.c. and 1.d. have been met as Northstar Resort Enterprises has submitted a traffic study meeting the requirements of the County Traffic consultant which has concluded that the restaurant can be considered as a low intensity use, the resort will not be gated, and may include two (2) Tiki Bars;

**PASSED AND ADOPTED** by the Planning Commission of Monroe County Florida at a meeting held on the 26<sup>th</sup> day of July 2006

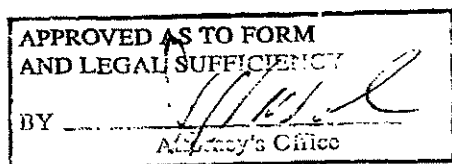
Chairman Cameron YES

1 Commissioner Windle YES  
2 Commissioner Popham YES  
3 Commissioner Wall YES  
4  
5  
6  
7  
8  
9

Planning Commission of  
Monroe County, Florida

By   
James Cameron, Chairman

10  
11  
12 Signed this 24<sup>th</sup> day of January 2007



MONROE COUNTY  
OFFICIAL RECORDS

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1446171  
BK#2007 PG#1237

prepared by and returned to:

Ivonne A. Montero  
Legal Assistant  
Grueninger and Pujol, P.A.  
3191 Coral Way Suite 1005  
Miami, FL 33145  
305-444-7442

File Number: 04-1176

Will Call No.:

#1- 8681861

#2- 1096857

Parcel Identification No. #3- 1096849

RCD May 24 2004 11:55AM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 11200.00  
05/24/2004 FD DEP CLK

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 17th day of May, 2004 between Florida Shoreline Realty Corporation, a Florida corporation whose post office address is 3191 Coral Way Ste. 1005, Miami, FL 33145 of the County of Miami-Dade, State of Florida, grantor\*, and Northstar Resort Enterprises Corp., a Florida corporation whose post office address is 9261 S.W. 140th Street, Miami, FL 33176 of the County of Miami-Dade, State of Florida, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

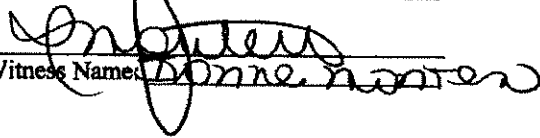
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

PLEASE RETURN TO:  
\* FRANCIS X. CASTORO, P.A.  
2100 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FLORIDA 33020  
TEL.: (954) 922-0505

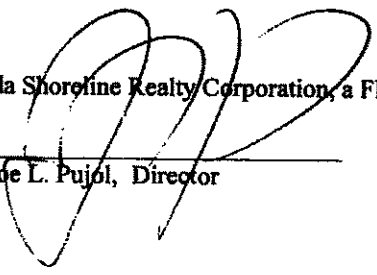


Signed, sealed and delivered in our presence:

  
Witness Name: FERNU CASTAN

  
Witness Name: IVONNE MONTERO

Florida Shoreline Realty Corporation, a Florida corporation

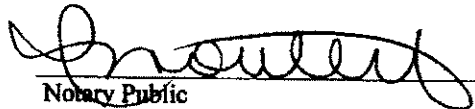
By:   
Joe L. Pujol, Director

(Corporate Seal)

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 17th day of May, 2004 by Joe L. Pujol of Florida Shoreline Realty Corporation, a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A parcel of land on Key Largo, Monroe County, Florida, being part of the east 75 feet of Lots 9 and 11, and part of the west 45 feet of the east 120 feet of Lots 9 and 11, all as recorded in Plat Book 1 at Page 68 of the public records of Monroe County, Florida; and being more particularly described as follows:

**PARCEL #1:** Commence at the intersection of the east line of El Dorado Heights subdivision as recorded in Plat Book 1 at Page 203 of the public records of Monroe County, Florida with the south line of Lot 9, Block 3 of said subdivision, said south line being also the northwest right of way line of State Road No.5 (US Highway No. 1) 100 feet northwest of the centerline of said highway; run thence NO 2°00'43"W along said east line of said El Dorado Heights Subdivision for a distance of 337.91 feet to the Point of Beginning of the hereindescribed parcel; from said Point of Beginning, continue NO 2°00'43"W along said east line of said El Dorado Heights for a distance of 337 feet more or less to the shoreline of Buttonwood Sound; thence meander said shoreline in a northeasterly direction for a distance of 188 feet more or less to an intersection with the east line of the said Lot 9, Plat Book 1, Page 68; thence run SO 2°00'00"E along said east line of said Lot 9 and along the east line of said Lot 11, Plat Book 1, Page 68, for a distance of 444 feet more or less to a point on the said east line of the said Lot 11, said point being at right angles with Point of Beginning of the hereindescribed parcel; thence run S 88°00'00"W at right angles with the previously described course for a distance of 120.34 feet to the Point of Beginning of the hereindescribed parcel. Containing 48,560 Square Feet more or less; and

**PARCEL #2:** Lot 3, Block 3, El Dorado Heights, less the south 50.0 feet thereof, according to the plat thereof recorded in Plat Book 1 at Page 203 of the public records of Monroe County, Florida. Containing 1,875 Square Feet more or less.

MONROE COUNTY  
OFFICIAL RECORDS

Taxpayer ID #

Parcel Identification No: 00566430; 0008790; 00087940

DEED DOC STAMPS 3500.00  
12/26/2001 DEP CLK

**WARRANTY DEED**

**OCTOBER** *e.d.e*

This Indenture made this 17 day of ~~September~~, 2001, BETWEEN **EDWARD D. CHRZAN**, a single man, whose post office address is P.O. Box 142, Key Largo, Florida 33037 of the County of Monroe, State of Florida, GRANTOR\*, and **NORTHSTAR RESORT ENTERPRISES, CORP.** a Florida Corporation, whose post office address is 2100 Hollywood Blvd., Hollywood, Florida 33020, GRANTEE\*

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, Grantee's heirs and assigns forever the following described land situate, lying and being in Monroe County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Subject to taxes for the year 2001 and subsequent years. Subject to all conditions, easements, restrictions and limitations of record, if any and a purchase money mortgage in the original principal sum of \$50,000.00. The parcel of land described in this instrument is located in unincorporated Monroe County. The use of the parcel of land is subject to and restricted by the goals, policies and objectives of the Monroe County Plan and Development Regulations adopted as a part of, and in conjunction with and as means of implementing the Monroe County Comprehensive Plan. The Land Development Regulations provide that no building permit shall be issued for any development of any kind unless the proposed development complies with each and every requirement of the regulations, including minimum area requirements for residential development. You are hereby notified that under the Monroe County Land Development Regulations the division of land into parcels of land (which) are not approved as platted lots under the regulations confers no right to develop a parcel for any purpose. (Ord. No. 33-1986, § 5-401).

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. \*Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in our presence:

*Virginia Pennell*

Witness

*Virginia Pennell*

Printed Name

Witness as to

*Lisette Gonzalez*

Printed Name

*Edward D. Chrzan*  
**EDWARD D. CHRZAN**

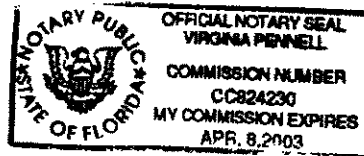
The foregoing instrument was hereby acknowledged before me this 17 day of September, 2001 by  
EDWARD D. CHRZAN, a single man ( ) who is personally known to me or (X) who has produced  
FLA. DRIVER LICENSE as identification.

(SEAL)



Notary Public

My Commission Expires:



**The Southerly 50.00 feet of Lot 3, Block 3, EL DORADO HEIGHTS, according to the Plat thereof recorded in Plat Book 1, Page 203, of the Public Records of Monroe County, Florida. Containing 3,749 square feet more or less.**

**Together with portions of the following described parcels:**

**The South one-half of the following described property to wit: The West 45 feet of the East 120 feet of those parts of Lots 9 and 11, lying North of the Florida East Coast Railway Company's right-of-way, according to the Plat thereof as recorded in Plat Book 1, Page 68, of the Public Records of Monroe County, Florida.**

**The East 75 feet of those parts of Lots 9 and 11, lying North of the Florida East Coast Railway Company's right-of-way, according to the Plat thereof as recorded in Plat Book 1, Page 68, of the Public Records of Monroe County, Florida, said lands lying and being in Section 32, Township 61 South, Range 39 East, Monroe County, Florida.**

**Subject portions being more particularly described as follows:**

**Begin at the intersection of the Easterly line of EL DORADO HEIGHTS Subdivision with the Southerly line of Lot 9, Block 3, of said EL DORADO HEIGHTS, according to the Plat thereof as recorded in Plat Book 1, Page 203, of the Public Records of Monroe County, Florida, said Southerly line being also the Northwestern right of way line of State Road No. 5 (U.S. Highway No. 1) 100 feet Northwesternly of centerline of said State Road No. 5. From said Point of Beginning, run thence South 02° 00' 43" East along said Easterly line of said EL DORADO HEIGHTS for a distance of 42.17 feet to the Northwesternly right-of-way line of said State Road No. 5, 70 feet Northwesternly of centerline of said State Road No. 5; thence run North 43° 20' 00" East along said right-of-way line for a distance of 169.06 feet to a 1 inch square iron rod (original "Jenkins" pin) on the East line of Lot 11, according to Plat Book 1, Page 68, of the Public Records of Monroe County, Florida; thence run North 02° 00' 00" West along said East line of Lot 11 for a distance of 211.2 feet more or less to an existing chain link fence; thence run along said chain link fence in a Southwesterly direction for 120.55 feet more or less to a point on the Easterly line of said EL DORADO HEIGHTS; thence run South 02° 00' 43" East along said Easterly line of said EL DORADO HEIGHTS for a distance of 280.2 feet more or less to the Point of Beginning. Containing 32,090 square feet more or less.**

**AND:**

**Commence at the intersection of the Easterly line of EL DORADO HEIGHTS Subdivision with the Southerly line of Lot 9, Block 3, of said EL DORADO HEIGHTS, according to the Plat thereof as recorded in Plat Book 1, Page 203 of the Public Records of Monroe County, Florida, said Southerly line being also the Northwesternly right-of-way line of State Road No. 5 (US Highway No. 1) 100 feet Northwesternly of centerline of said State Road No. 5. From said Point of Commencement, run thence North 02° 00' 43" West along said Easterly line of said EL DORADO HEIGHTS for a distance of 280.2 feet more or less to an existing chain link fence and the Point of Beginning of the herein described parcel of land. From said Point of Beginning, continue North 02° 00' 43" West along said Easterly line of said EL DORADO HEIGHTS for a distance of 57.71 feet to a point; thence run North 88° 00' 00" East for a distance of 120.34 feet to a right angle intersection with the Easterly line of Lot 11, according to the Plat recorded in Plat Book 1, Page 68, of the Public Records of Monroe County, Florida; thence run South 02° 00' 00" East along said Easterly line of said Lot 11 for a distance of 50.00 feet to an existing chain link fence; thence run along said chain link fence in a Southwesterly direction for a distance of 120.55 feet more or less to the Point of Beginning.**

Prepared By:  
Virginia Pennell  
FLORIDA TITLE OF THE KEYS, INC.  
99101 Overseas Highway  
Key Largo, Florida 33037  
File 01-F-159

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1273362  
BK#1748 PG#740

Taxpayer ID #  
Parcel Identification No: 00566430;00087950

RCD Dec 26 2001 11:51AM  
DANNY L KOLHAGE, CLERK

### WARRANTY DEED

This Indenture made this 19 day of October, 2001, BETWEEN ALFRED E. CHRZAN and JAHALA R. CHRZAN, his wife, Individually and as Trustees of THE CHRZAN FAMILY TRUST dated May 24, 1991, whose post office address is 104 Newport Avenue, West Hartford, Connecticut 06107, of the County of HARTFORD State of Connecticut, GRANTOR\*, and NORTHSTAR RESORT ENTERPRISES, CORP. a Florida Corporation, whose post office address is 2100 Hollywood Blvd., Hollywood, Florida 33020, GRANTEE\*

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, Grantee's heirs and assigns forever the following described land situate, lying and being in Monroe County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Subject to taxes for the year 2001 and subsequent years. Subject to all conditions, easements, restrictions and limitations of record, if any and a purchase money mortgage in the original principal sum of \$50,000.00. The parcel of land described in this instrument is located in unincorporated Monroe County. The use of the parcel of land is subject to and restricted by the goals, policies and objectives of the Monroe County Plan and Development Regulations adopted as a part of, and in conjunction with and as means of implementing the Monroe County Comprehensive Plan. The Land Development Regulations provide that no building permit shall be issued for any development of any kind unless the proposed development complies with each and every requirement of the regulations, including minimum area requirements for residential development. You are hereby notified that under the Monroe County Land Development Regulations the division of land into parcels of land (which) are not approved as platted lots under the regulations confers no right to develop a parcel for any purpose. (Ord. No. 33-1986, § 5-401).

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. \*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in our presence:

JL Ankerman  
Witness  
JL Ankerman  
Printed Name  
Shapiro  
Witness as to  
LARISA SHAPIRO  
Printed Name

THE CHRZAN FAMILY TRUST  
Dated May 24, 1991

Alfred E. Chrzan  
ALFRED E. CHRZAN, Trustee and  
Individually

Jahala R. Chrzan  
JAHALA R. CHRZAN, Trustee and  
Individually

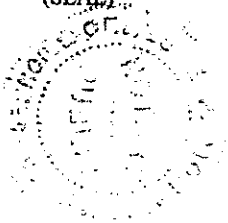
State of Connecticut

County of HARTFORD

FILE #1273362  
BK#1748 PG#741

The foregoing instrument was hereby acknowledged before me this 19 day of October, 2001 by ALFRED E. CHRZAN and JAHALA R. CHRZAN ( ) who are personally known to me or ( ) who have produced Drivers license as identification.

(SEAL)



Celeste P. Morris

Notary Public

My Commission Expires: 11/30/2003

EXHIBIT "A"

The Southerly 50.00 feet of Lot 3, Block 3, EL DORADO HEIGHTS, according to the Plat thereof recorded in Plat Book 1, Page 203, of the Public Records of Monroe County, Florida. Containing 3,749 square feet more or less.

Together with portions of the following described parcels:

The North one-half of the following described property to wit: The West 45 feet of the East 120 feet of those parts of Lots 9 and 11, lying North of the Florida East Coast Railway Company's right-of-way, according to the Plat thereof as recorded in Plat Book 1, Page 68, of the Public Records of Monroe County, Florida.

Subject portions being more particularly described as follows:

Begin at the intersection of the Easterly line of EL DORADO HEIGHTS Subdivision with the Southerly line of Lot 9, Block 3, of said EL DORADO HEIGHTS, according to the Plat thereof as recorded in Plat Book 1, Page 203, of the Public Records of Monroe County, Florida, said Southerly line being also the Northwestern right of way line of State Road No. 5 (U.S. Highway No. 1) 100 feet Northwesternly of centerline of said State Road No. 5. From said Point of Beginning, run thence South 02° 00' 43" East along said Easterly line of said EL DORADO HEIGHTS for a distance of 42.17 feet to the Northwestern right-of-way line of said State Road No. 5, 70 feet Northwesternly of centerline of said State Road No. 5; thence run North 43° 20' 00" East along said right-of-way line for a distance of 169.06 feet to a 1 inch square iron rod (original "Jenkins" pin) on the East line of Lot 11, according to Plat Book 1, Page 68, of the Public Records of Monroe County, Florida; thence run North 02° 00' 00" West along said East line of Lot 11 for a distance of 211.2 feet more or less to an existing chain link fence; thence run along said chain link fence in a Southwesterly direction for 120.55 feet more or less to a point on the Easterly line of said EL DORADO HEIGHTS; thence run South 02° 00' 43" East along said Easterly line of said EL DORADO HEIGHTS for a distance of 280.2 feet more or less to the Point of Beginning. Containing 32,090 square feet more or less.

AND:

Commence at the intersection of the Easterly line of EL DORADO HEIGHTS Subdivision with the Southerly line of Lot 9, Block 3, of said EL DORADO HEIGHTS, according to the Plat thereof as recorded in Plat Book 1, Page 203 of the Public Records of Monroe County, Florida, said Southerly line being also the Northwestern right-of-way line of State Road No. 5 (US Highway No. 1) 100 feet Northwesternly of centerline of said State Road No. 5. From said Point of Commencement, run thence North 02° 00' 43" West along said Easterly line of said EL DORADO HEIGHTS for a distance of 280.2 feet more or less to an existing chain link fence and the Point of Beginning of the herein described parcel of land. From said Point of Beginning, continue North 02° 00' 43" West along said Easterly line of said EL DORADO HEIGHTS for a distance of 57.71 feet to a point; thence run North 88° 00' 00" East for a distance of 120.34 feet to a right angle intersection with the Easterly line of Lot 11, according to the Plat recorded in Plat Book 1, Page 68, of the Public Records of Monroe County, Florida; thence run South 02° 00' 00" East along said Easterly line of said Lot 11 for a distance of 50.00 feet to an existing chain link fence; thence run along said chain link fence in a Southwesterly direction for a distance of 120.55 feet more or less to the Point of Beginning. Containing 6,480 square feet more or less.

  
ALFRED E. CHRZAN

  
JAHALA R. CHRZAN

MONROE COUNTY  
OFFICIAL RECORDS



This instrument prepared by and return to:

08/23/2006 3:27PM  
DEED DOC STAMP CL: JENNIFER\$28,000.00

TIMOTHY NICHOLAS THOMES, ESQ.  
TIMOTHY NICHOLAS THOMES, P. A.  
99198 OVERSEAS HIGHWAY, SUITE #8  
KEY LARGO, FL 33037

Doc# 1599568  
Bk# 2233 Pg# 82

Alternate Key Number: 1096962  
Parcel Account Number: 00088060-000000

## *WARRANTY DEED*

**THIS WARRANTY DEED**, made this 18th day of August, 2006,  
between and WILLIAM ROBERT CULLEN, a married man, joined by TANYA  
CULLEN, his wife, hereinafter called the Grantor, to NORTHSTAR RESORT  
ENTERPRISES, INC., a Florida corporation, whose address is 9261 S. W. 140<sup>th</sup>  
Street, Miami, Florida 33176, hereinafter called the Grantee:

### WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND  
NO/100-----(\$10.00)-----DOLLARS, and other good and valuable  
consideration, receipt of which is hereby acknowledged, hereby grants, bargains,  
sells, aliens, remises, releases, conveys and confirms to the said Grantee all that  
certain land and real property situate in Monroe County, State of Florida, viz:

*A part of Lots 4 and 8 in Section 32, Township 61 South, Range  
39 East, and more particularly described as follows: Commencing at  
a point where lot 8, Section 32, Township 61 South, Range 39  
East, intersects the Northerly side of U.S. Highway #1 (formerly  
Florida East Coast Railway Right-of-Way) and Woodward Way,  
and from said point at an angle of 135° 15' 00" (136° 29' 00" -*

*Measured) run Southwesterly 200.00 feet; thence at an angle of 53° 16' 29'', run Northwesterly 563.99 feet; thence run Northeasterly meandering along the water's edge 142.00 feet more or less; thence run S 49° 42' 13''E for 131.80 feet; thence run N89° 59' 00''E for 45.00 feet; thence run along Woodward Way Southeasterly a distance of 415.29 feet back to the place or Point of Beginning.*

*Containing 102,432.0 sq. feet /2.35 acres, more or less.*

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR.

Subject to conditions, restrictions, limitations, covenants, easements for public utilities, all other matters of record, real estate taxes for subsequent years, and all applicable zoning regulations for the County of Monroe, State of Florida.

**TOGETHER**, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed in these presents the day and year first above written.

WITNESSES AS TO BOTH SIGNATURES:

[Signature]  
(Witness #1 Signature)

Timothy N. Thorne  
(Witness #1 Printed Name)

[Signature]  
(Witness #2 Signature)

[Signature]  
(Witness #2 Printed Name)  
Michael J. Mares  
STATE OF FLORIDA)  
COUNTY OF MONROE)

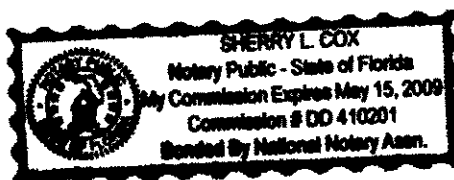
[Signature]  
WILLIAM ROBERT CULLEN  
c/o Russell H. Cullen, Esq.  
99228 Overseas Highway  
Key Largo, FL 33037

[Signature]  
TANYA CULLEN  
8 Woodward Way  
Key Largo, FL 33037

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared WILLIAM ROBERT CULLEN, a married man, joined by TANYA CULLEN, his wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification for the above named persons: Florida Driver's License; and that an oath was taken.

Witness my hand and official seal this  
18 day of August, 2006.

NOTARY RUBBER STAMP SEAL  
SHOWING COMMISSION NUMBER  
AND EXPIRATION DATE:



[Signature]  
(NOTARY SIGNATURE)  
Sherry L. Cox  
Printed Notary Name

MONROE COUNTY  
OFFICIAL RECORDS

This Instrument was Prepared by:  
**Virginia Pennell**  
Florida Title of the Keys, Inc  
99101 Overseas Highway  
Key Largo, Florida 33037

RCD Jun 21 2001 11:42AM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 4550.00  
06/21/2001 PP DEP CLK

Grantee S.S. No.:  
Name: NORTHSTAR RESORT ENTERPRISES CORP.  
Property Appraiser's Parcel Identification No.: 00088020-000000  
Alternate Key No.: 1096920

[Space Above This Line for Recording Data]

**WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)**

This Indenture made this 11th day of June, 2001 BETWEEN MICHAEL WEISBERG, whose post office address is 2217 B Lakeside Drive, Bannockburn, Illinois 60015, of the County of Lake, State of Illinois, grantor, and NORTHSTAR RESORT ENTERPRISES CORP., a Florida Corporation, whose post office address is 2100 Hollywood Blvd., Hollywood, Florida 33020, of the County of Franklin, State of Florida, grantee.

**WITNESSETH,** That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land situate, lying and being in Monroe County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Subject to taxes for the year 2001 not yet due and payable. Subject to all conditions, easements, restrictions and limitations of record, if any.

The property described on Exhibit "A" is commercial land and does not constitute the homestead of the of the grantor as he resides at 2217 B Lakeside Drive, Bannockburn, Illinois 60015, nor does it constitute the homestead of any member of his family, nor is it contiguous thereto.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever. "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Signature  
LARRY G. HANCOCK  
Printed or Typed Name  
NORMAN B. DICKINSON  
Signature  
NORMAN B. DICKINSON  
Printed or Typed Name

[Signature] (Seal)  
MICHAEL WEISBERG  
2217 B Lakeside Drive, Bannockburn, Illinois 60015

STATE OF Illinois  
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 11th day of June, 2001 by MICHAEL WEISBERG who is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires: 07/21/03

[Signature]  
Notary Public  
Gabrielle Deanparvar  
Printed, typed or stamped name



FILE #1241926  
BK#1704 PG#2371

EXHIBIT "A"

FILE #01-F-106

A portion of Tract 8 and 12 in Section 32, Township 61 South, Range 39 East on Key Largo, according to MODEL LAND COMPANY PLAT, recorded in Plat Book 1, Page 88, of the Public Records of Monroe County, Florida more particularly described as follows:

From the Intersection of the East line of said Tract 8 and the Northwestern right of way line of the Overseas Highway, run South 43 degrees 20 minutes West along the said Northwestern right of way line a distance of 520 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue South 43 degrees 20 minutes West along the said Northwestern right of way line a distance of 100 feet; thence North 10 degrees 07 minutes 32 seconds West a distance of 578 feet, more or less, to the shore of Buttonwood Sound; thence Northeasterly, meandering said shoreline a distance of 100 feet, more or less, to a point of Intersection with a line which runs North 10 degrees 07 minutes 32 seconds West from the Point of Beginning; thence South 10 degrees 07 minutes 32 seconds East a distance of 569.5 feet, more or less to the Point of Beginning.

  
MICHAEL WEISBERG

MONROE COUNTY  
OFFICIAL RECORDS

PARCEL IDENTIFICATION NO: 1096946; 1096938

RCD May 14 2001 03:41PM  
DANNY L. KOLHAGE, CLERK

THIS INSTRUMENT WAS PREPARED BY:  
MICHAEL J. MARCUS, ESQ.  
MARCUS & MARCUS, P.A.  
317 NORTH KROME AVENUE  
HOMESTEAD, FL 33030

DEED DOC STAMPS 16100.00  
05/14/2001 DEP CLK

**WARRANTY DEED**

THIS INDENTURE made this 10th day of May, 2001, between **COMMUNITY BANK OF FLORIDA f/k/a COMMUNITY BANK OF HOMESTEAD**, a Florida corporation, whose mailing address is 28801 S.W. 157 Avenue, Homestead, FL 33033, party of the first part; and **NORTHSTAR RESORT ENTERPRISES CORP.**, a Florida corporation, whose mailing address is 9261 SW 140 ST., MIAMI, FL 33176, party of the second part:

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of **TEN (\$10.00) DOLLARS** and other good and valuable consideration to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs, and assigns forever, the following described real property, situate, lying and being in Monroe County, Florida, to-wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**SUBJECT TO:** Restrictions, conditions, and limitations of record, if any; taxes for the current year and subsequent years; zoning ordinances of the County of Monroe, State of Florida.

The grantor does hereby fully warrant the title to the property hereby conveyed and will defend the same against the lawful claims of all persons whomsoever.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders and the use of the singular shall include the plural.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed and its corporate seal affixed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**COMMUNITY BANK OF FLORIDA f/k/a  
COMMUNITY BANK OF HOMESTEAD**  
a Florida corporation

Witness Janice Robinson  
Print Name:

By Eric S. Johnson  
Eric S. Johnson, Sr. Exec. Vice President

Witness Sherry Cox  
Print Name:

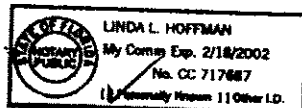
Attest: J. Patricia Haughton-James  
J. PATRICIA HAUGHTON-JAMES, VICE PRESIDENT

(CORPORATE SEAL)

STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 10th day of May, 2001, by Eric S. Johnson and J. PATRICIA HAUGHTON-JAMES, as Sr. Exec. Vice President and Vice President, respectively, of **COMMUNITY BANK OF FLORIDA f/k/a COMMUNITY BANK OF HOMESTEAD**, a Florida corporation, on behalf of the corporation. Said individuals ~~have produced~~ are personally known to me and who did/did not take an oath.

My Commission Expires:



Linda L. Hoffman  
Notary Public  
State of Florida at Large

LEGAL DESCRIPTION

A portion of Tracts 4, 8 and 12 in Section 32, Township 61 South, Range 39 East, on Key Largo, according to Model Land Company's Plat recorded in Plat Book 1, Page 68, Public Records of Monroe County, Florida, more particularly described as follows: from the intersection of the East line of said Tract 8 and the Northwestern right-of-way line of the Overseas Highway, run South 43 degrees, 20' West along said Northwestern right-of-way line, a distance of 320 feet to the point of beginning of the parcel hereinafter described; thence continue South 43 degrees 20' West along said right-of-way line, a distance of 200 feet, thence North 10 degrees 07' 32" West a distance of 569.5 feet, more or less, to the shore of Buttonwood Sound, thence Northeasterly meandering said shore line, a distance of 200 feet, more or less, to a point of intersection with a line which runs North 10 degrees 07' 32" West from the point of beginning; thence South 10 degrees 07' 32" East, a distance of 569.5 feet, more or less to the point of beginning.

AND

Also that certain land better described and known as Lots 1 through 9, of Leitner's Subdivision, according to the Plat thereof, recorded in Plat Book 3 at Page 177, Public Records of Monroe County, Florida, (which said Plat has now been revoked and duly vacated), said above described Plat of Leitner's Subdivision also being commonly known as follows, to wit: Start at a point where Lot 8, Section 32, Township 61 South, Range 39 East, intersects the Northwestern right-of-way line of U.S. Highway No. 1 (formerly F.E.C. right-of-way line) and the Northwest side of Woodward Way; thence at an angle of 135 degrees 15' Southwesterly, a distance of 200 feet to the point of beginning; thence (1) South 43 degrees 20' West along the Northwestern right-of-way line of U.S. Highway No. 1, a distance of 120 feet; thence (2) North 10 degrees 07' 32" West to the water's edge of Buttonwood Sound, a distance of approximately 569.51 feet; thence (3) North 47 degrees 15' East, a distance of 120 feet; thence (4) South 9 degrees 46' 29" East, a distance of 563.06 feet to the Point of Beginning.

TOGETHER WITH all filled-in lands adjacent and abutting the above described property lying between the "Original Shoreline", as same is depicted on the Survey prepared by Arnold McClenithan dated June 30, 1993, and the current mean high water line of Buttonwood Sound.

MONROE COUNTY  
OFFICIAL RECORDS

THIS INSTRUMENT WAS PREPARED BY:  
STUART S. ROSENTHAL, ESQUIRE  
404 East Atlantic Boulevard  
Suite 101  
Pompano Beach, FL 33060

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1238739  
BK#1700 PG#1798

RECORD AND RETURN TO:

RCD Jun 05 2001 03:38PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 3605.00  
06/05/2001 10 DEP CLK

PROPERTY APPRAISER'S  
PARCEL IDENTIFICATION  
NUMBER \_\_\_\_\_

WARRANTY DEED<sup>o</sup>  
(STATUTORY FORM - section 689.02, F.S.)

THIS INDENTURE, made this 10 day of May, 2001,  
BETWEEN

PUGLIESE FAMILY PARTNERSHIP, a Florida general partnership, by

PAULETTE PUGLIESE, TRUSTEE, UNDER AGREEMENT DATED THE 16TH DAY OF APRIL, 2001, "THE PAULETTE PUGLIESE RESTATEMENT OF REVOCABLE LIVING TRUST" which supersedes and replaces that certain Trust dated the 29th day of January, 1987 and amended the 23rd day of January 1997, with full power and authority either to protect, conserve and to sell, or to lease, or to encumber or otherwise manage and dispose of the real property described herein, whose address is 4573 N.W. Ninth Avenue, Pompano Beach, FL 33064

ROBERT PUGLIESE, TRUSTEE, UNDER AGREEMENT DATED THE 29TH DAY OF JANUARY, 1987, "THE ROBERT PUGLIESE REVOCABLE LIVING TRUST", with full power and authority either to protect, conserve and to sell, or to lease, or to encumber or otherwise manage and dispose of the real property described herein, whose address is 3025 Cormorant Road, Delray Beach, FL 33444

ROBERT PUGLIESE AND PAULETTE PUGLIESE, SUCCESSOR CO-TRUSTEES, UNDER AGREEMENT DATED THE 29TH DAY OF JANUARY, 1987, "THE FRANCES M. PUGLIESE REVOCABLE LIVING TRUST", with full power and authority either to protect, conserve and to sell, or to lease, or to encumber or otherwise manage and dispose of the real property described herein, whose addresses are as set forth above and

ROBERT PUGLIESE AND PAULETTE PUGLIESE, SUCCESSOR CO-TRUSTEES, UNDER AGREEMENT DATED THE 26TH DAY OF FEBRUARY, 1987, "THE SAM F. PUGLIESE REVOCABLE LIVING TRUST", with full power and authority either to protect, conserve and to sell, or to lease, or to encumber or otherwise manage and dispose of the real property described herein, whose addresses are as set forth above,

who constitute all of the partners of Pugliese Family Partnership, all hereinafter collectively Grantor, and

NORTH STAR RESORT ENTERPRISES CORP., a Florida corporation



whose post office address is 2100 Hollywood Blvd  
Hollywood, FL 33020, hereinafter grantee.

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying, and being in Monroe County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

SUBJECT TO zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements, and other matters appearing on the plat and/or common to the subdivision; and taxes for the year 2001.

GRANTORS herein hereby state that this property does not now and never has constituted their homestead. Further GRANTORS herein hereby state that the above described property is VACANT LAND and is not adjacent to nor contiguous with Grantors homesteads.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and witnessed  
in the presence of:

Sign: [Signature]  
Print: Leslie Tillman

Sign: [Signature]  
Print: SANDRA E TILLMAN

Sign: [Signature]  
Print: Leslie Tillman

Sign: [Signature]  
Print: SANDRA E TILLMAN

Sign: [Signature]  
Print: Leslie Tillman

Sign: [Signature]  
Print: SANDRA E TILLMAN

x [Signature]  
ROBERT PUGLIESE, TRUSTEE,  
UNDER AGREEMENT DATED THE  
29TH DAY OF JANUARY,  
1987, "THE ROBERT PUGLIESE  
REVOCABLE LIVING TRUST"

[Signature]  
PAULETTE PUGLIESE, TRUSTEE,  
UNDER AGREEMENT DATED THE 16TH  
DAY OF APRIL, 2001,  
"THE PAULETTE PUGLIESE  
RESTATEMENT OF REVOCABLE LIVING  
TRUST"

FILE #1238739  
BK#1700 PG#1799

Sign: [Signature]  
Print: Leslie Tillman

Sign: [Signature]  
Print: SANDRA E TILLMAN

Sign: [Signature]  
Print: Leslie Tillman

Sign: [Signature]  
Print: SANDRA E TILLMAN

Sign: [Signature]  
Print: Leslie Tillman

Sign: [Signature]  
Print: SANDRA E TILLMAN

Sign: [Signature]  
Print: Leslie Tillman

Sign: [Signature]  
Print: SANDRA E TILLMAN

x [Signature]  
ROBERT PUGLIESE,  
SUCCESSOR CO-TRUSTEE,  
UNDER AGREEMENT DATED THE  
26TH DAY OF FEBRUARY, 1987,  
"THE SAM F. PUGLIESE  
REVOCABLE LIVING TRUST"

[Signature]  
PAULETTE PUGLIESE,  
SUCCESSOR CO-TRUSTEE, UNDER  
AGREEMENT DATED THE 26TH  
DAY OF FEBRUARY, 1987, "THE  
SAM F. PUGLIESE REVOCABLE  
LIVING TRUST"

x [Signature]  
ROBERT PUGLIESE,  
SUCCESSOR CO-TRUSTEE, UNDER  
AGREEMENT DATED THE 29TH  
DAY OF JANUARY, 1987, "THE  
FRANCES M. PUGLIESE  
REVOCABLE LIVING TRUST"

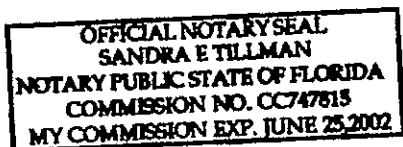
[Signature]  
PAULETTE PUGLIESE,  
SUCCESSOR CO-TRUSTEE, UNDER  
AGREEMENT DATED THE 29TH  
DAY OF JANUARY, 1987, "THE  
FRANCES M. PUGLIESE  
REVOCABLE LIVING TRUST"

STATE OF FLORIDA )  
COUNTY OF BROWARD ) §

10th day of May, 2001 by ROBERT PUGLIESE, TRUSTEE, UNDER  
AGREEMENT DATED THE 29TH DAY OF JANUARY, 1987, "THE ROBERT PUGLIESE  
REVOCABLE LIVING TRUST", who is personally known to me or who has  
produced as identification and who  
did take an oath.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

(SEAL)

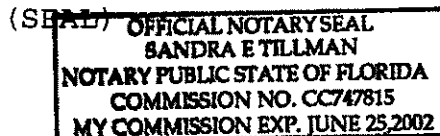


STATE OF FLORIDA )  
 ) §  
COUNTY OF BROWARD )

FILE #1238739  
BK#1700 PG#1801

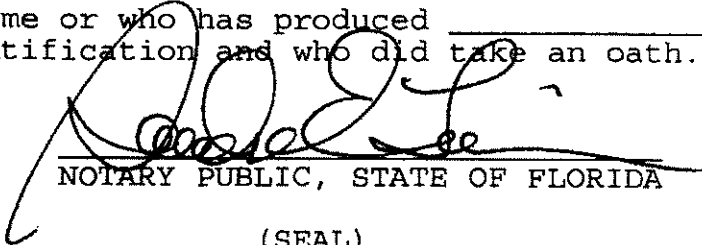
10th The foregoing instrument was acknowledged before me this  
day of May, 2001 by PAULETTE PUGLIESE, TRUSTEE, UNDER  
AGREEMENT DATED THE 16TH DAY OF APRIL, 2001, "THE PAULETTE PUGLIESE  
RESTATEMENT OF REVOCABLE LIVING TRUST", who is personally known to  
me or who has produced \_\_\_\_\_ as identification  
and who did take an oath.

  
NOTARY PUBLIC, STATE OF FLORIDA



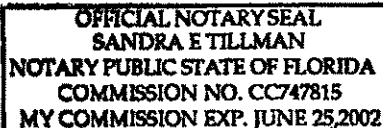
STATE OF FLORIDA )  
 ) §  
COUNTY OF Broward )

10th The foregoing instrument was acknowledged before me this  
day of May, 2001 by ROBERT PUGLIESE and PAULETTE  
PUGLIESE, SUCCESSOR CO-TRUSTEES, UNDER AGREEMENT DATED THE 26TH DAY  
OF FEBRUARY, 1987, "THE SAM F. PUGLIESE REVOCABLE LIVING TRUST",  
who is personally known to me or who has produced \_\_\_\_\_  
as identification and who did take an oath.

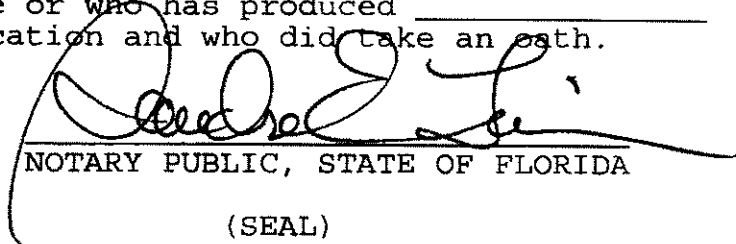
  
NOTARY PUBLIC, STATE OF FLORIDA

(SEAL)

STATE OF FLORIDA )  
 ) §  
COUNTY OF \_\_\_\_\_ )

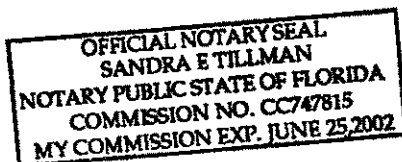


10th The foregoing instrument was acknowledged before me this  
day of May, 2001 by ROBERT PUGLIESE and PAULETTE  
PUGLIESE, SUCCESSOR CO-TRUSTEES, UNDER AGREEMENT DATED THE 29TH DAY  
OF JANUARY, 1987, "THE FRANCES M. PUGLIESE REVOCABLE LIVING TRUST",  
who is personally known to me or who has produced \_\_\_\_\_  
as identification and who did take an oath.

  
NOTARY PUBLIC, STATE OF FLORIDA

(SEAL)

\\re\\pugliese\\northstr\\docs



LEGAL DESCRIPTION

A portion of Lots 8 and 12, in Section 32, Township 61 South, Range 39 East, according to the Model Land Company Plat as recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida, on Key Largo, being more particularly described as follows:

From the intersection of the East line of said Lot 8 and the Northwesterly R/W line of State Road No. 5 (former F.E.C.R.R.), thence proceed South 43 degrees 20 minutes West along said Northwesterly R/W line 620 feet to the Point of Beginning of the parcel hereinafter described; thence proceed North 10 degrees 7 minutes 32 seconds West, 576 feet more or less to the Mean High Tide Line of Buttonwood Sound; thence meander said Mean High Tide Line in a Southwesterly direction, 135 feet more or less to the West line of Lots 8 and 12; thence proceed South 2 degrees 00 minutes East, along said West line of Lots 8 and 12, 706 feet more or less to said Northwesterly R/W line; thence proceed North 43 degrees 20 minutes East along said Northwesterly R/W line 286.50 feet to the Point of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1 4 4 6 1 7 3  
BK# 2 0 0 7 PG# 1 2 4 3

Prepared by ~~and return to:~~

Ivonne A. Montero

Legal Assistant

Grueninger and Pujol, P.A.

3191 Coral Way Suite 1005

Miami, FL 33145

305-444-7442

File Number: 04-1176

Will Call No.:

RCD May 24 2004 11:55AM

DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70  
05/24/2004 60 DEP CLK

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this 17th day of May, 2004 between Florida Shoreline Realty Corporation, a Florida corporation whose post office address is 3191 Coral Way Ste. 1005, Miami, FL 33145, grantor, and Northstar Resort Enterprises Corp., a Florida corporation whose post office address is 9261 S.W. 140th Street, Miami, FL 33176, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

PLEASE RETURN TO:  
\* FRANCIS X. CASTORO, P.A.  
2100 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FLORIDA 33020  
TEL.: (954) 922-0605

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Fernando Castro

[Signature]  
Witness Name: Ivonne Montero

Florida Shoreline Realty Corporation, a Florida corporation

By: [Signature]  
Joe L. Pujol, Director

(Corporate Seal)

State of Florida  
County of Miami-Dade

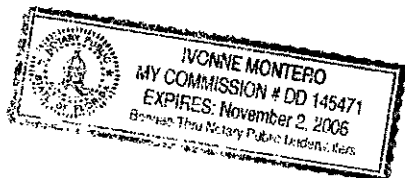
The foregoing instrument was acknowledged before me this 17th day of May, 2004 by Joe L. Pujol of Florida Shoreline Realty Corporation, a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**EXHIBIT A**  
**LEGAL DESCRIPTION**

FILE #1446173  
BK#2007 PG#1245

A parcel of land on Key Largo, Monroe County, Florida, being part of the east 75 feet of Lots 9 and 11, and part of the west 45 feet of the east 120 feet of Lots 9 and 11, all as recorded in Plat Book 1 at Page 68 of the public records of Monroe County, Florida; and being more particularly described as follows:

**PARCEL #1:** Commence at the intersection of the east line of El Dorado Heights subdivision as recorded in Plat Book 1 at Page 203 of the public records of Monroe County, Florida with the south line of Lot 9, Block 3 of said subdivision, said south line being also the northwest right of way line of State Road No.5 (US Highway No. 1) 100 feet northwest of the centerline of said highway; run thence NO 2°00'43"W along said east line of said El Dorado Heights Subdivision for a distance of 337.91 feet to the Point of Beginning of the hereindescribed parcel; from said Point of Beginning, continue NO 2°00'43"W along said east line of said El Dorado Heights for a distance of 337 feet more or less to the shoreline of Buttonwood Sound; thence meander said shoreline in a northeasterly direction for a distance of 188 feet more or less to an intersection with the east line of the said Lot 9, Plat Book 1, Page 68; thence run SO 2°00'00"E along said east line of said Lot 9 and along the east line of said Lot 11, Plat Book 1, Page 68, for a distance of 444 feet more or less to a point on the said east line of the said Lot 11, said point being at right angles with Point of Beginning of the hereindescribed parcel; thence run S 88°00'00"W at right angles with the previously described course for a distance of 120.34 feet to the Point of Beginning of the hereindescribed parcel. Containing 48,560 Square Feet more or less; AND

**PARCEL #2:** Lot 3, Block 3, El Dorado Heights, less the south 50.0 feet thereof, according to the plat thereof recorded in Plat Book 1 at Page 203 of the public records of Monroe County, Florida. Containing 1,875 Square Feet more or less; AND

**PARCEL #3:** An ingress and egress easement over and across the following described parcels: The south 50.0 feet of Lot 3, Block 3, El Dorado Heights, according to the plat thereof recorded in Plat Book 1 at Page 203 of the public records of Monroe County, Florida; Containing 3749 square feet more or less; AND:

Commence at the intersection of the easterly line of El Dorado Heights subdivision with the southerly line of Lot 9, Block 3 of said El Dorado Heights according to the plat thereof recorded in Plat Book 1 at Page 203 of the public records of Monroe County, Florida, said southerly line being also the northwesterly right of way line of State Road No. 5 (US Highway No. 1) 100 feet northwesterly of centerline of said State Road No. 5. From said Point of Commencement, run thence N 02°00'43"W along said easterly line of said El Dorado Heights for a distance of 280.2 feet more or less to an existing chain link fence and the Point of Beginning of the hereindescribed parcel of land. From said Point of Beginning, continue N 02°00'43"W along said easterly line of said El Dorado Heights for a distance of 57.71 feet to a point; thence run N 88°00'00"E for a distance of 120.34 feet to a right angle intersection with the easterly line of Lot 11, according to the plat recorded in Plat Book 1 at Page 68 of the public records of Monroe County, Florida; thence run S 02°00'00"E along said easterly line of said Lot 11 for a distance of 50.00 feet to an existing chain link fence; thence run along said chain link fence in a southwesterly direction for a distance of 120.55 feet more or less to the Point of Beginning.

Containing 6,480 square feet more or less

MONROE COUNTY  
OFFICIAL RECORDS

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1446172  
BK#2007 PG#1240

Prepared by and return to:

Ivonne A. Montero

Legal Assistant

Grueninger and Pujol, P.A.

3191 Coral Way Suite 1005

Miami, FL 33145

305-444-7442

File Number: 04-1176

Will Call No.:

RCD May 24 2004 11:55AM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMP 0.70  
05/24/2004 DEP CLR

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this 17th day of May, 2004 between **Orlando Rodriguez, a single man, ,** whose post office address is **21200 S.W. 184th Place Miami, Florida 33187,** grantor, and **Northstar Resort Enterprises Corp., a Florida corporation** whose post office address is **9261 S.W. 140th Street, Miami, FL 33176,** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth,** that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **21200 S.W. 184th Place Miami, Florida 33187**

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**To Have and to Hold,** the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof,** grantor has hereunto set grantor's hand and seal the day and year first above written.

PLEASE RETURN TO:

FRANCIS X. CASTORO, P.A.

2100 HOLLYWOOD BOULEVARD

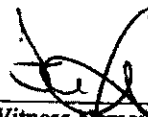
HOLLYWOOD, FLORIDA 33020

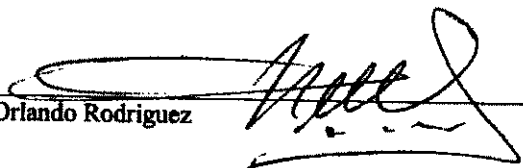
TEL: (954) 922-0805

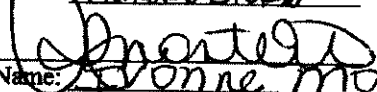


Signed, sealed and delivered in our presence:

FILE #1446172  
BK#2007 PG#1241

  
Witness Name: FRANK CASTORE

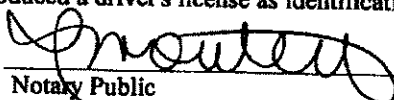
  
Orlando Rodriguez

  
Witness Name: Ivonne Montero

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of May, 2004 by Orlando Rodriguez, on behalf of the corporation. They ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A parcel of land on Key Largo, Monroe County, Florida, being part of the east 75 feet of Lots 9 and 11, and part of the west 45 feet of the east 120 feet of Lots 9 and 11, all as recorded in Plat Book 1 at Page 68 of the public records of Monroe County, Florida; and being more particularly described as follows:

**PARCEL #1:** Commence at the intersection of the east line of El Dorado Heights subdivision as recorded in Plat Book 1 at Page 203 of the public records of Monroe County, Florida with the south line of Lot 9, Block 3 of said subdivision, said south line being also the northwest right of way line of State Road No.5 (US Highway No. 1) 100 feet northwest of the centerline of said highway; run thence NO 2°00'43"W along said east line of said El Dorado Heights Subdivision for a distance of 337.91 feet to the Point of Beginning of the hereindescribed parcel; from said Point of Beginning, continue NO 2°00'43"W along said east line of said El Dorado Heights for a distance of 337 feet more or less to the shoreline of Buttonwood Sound; thence meander said shoreline in a northeasterly direction for a distance of 188 feet more or less to an intersection with the east line of the said Lot 9, Plat Book 1, Page 68; thence run SO 2°00'00"E along said east line of said Lot 9 and along the east line of said Lot 11, Plat Book 1, Page 68, for a distance of 444 feet more or less to a point on the said east line of the said Lot 11, said point being at right angles with Point of Beginning of the hereindescribed parcel; thence run S 88°00'00"W at right angles with the previously described course for a distance of 120.34 feet to the Point of Beginning of the hereindescribed parcel. Containing 48,560 Square Feet more or less; AND

**PARCEL #2:** Lot 3, Block 3, El Dorado Heights, less the south 50.0 feet thereof, according to the plat thereof recorded in Plat Book 1 at Page 203 of the public records of Monroe County, Florida. Containing 1,875 Square Feet more or less; AND

**PARCEL 3:** An ingress and egress easement over and across the following described parcels: The south 50.0 feet of Lot 3, Block 3, El Dorado Heights, according to the plat thereof recorded in Plat Book 1 at Page 203 of the public records of Monroe County, Florida; Containing 3749 square feet more or less; AND:

Commence at the intersection of the easterly line of El Dorado Heights subdivision with the southerly line of Lot 9, Block 3 of said El Dorado Heights according to the plat thereof recorded in Plat Book 1 at Page 203 of the public records of Monroe County, Florida, said southerly line being also the northwesterly right of way line of State Road No. 5 (US Highway No. 1) 100 feet northwesterly of centerline of said State Road No. 5. From said Point of Commencement, run thence N 02°00'43"W along said easterly line of said El Dorado Heights for a distance of 280.2 feet more or less to an existing chain link fence and the Point of Beginning of the hereindescribed parcel of land. From said Point of Beginning, continue N 02°00'43"W along said easterly line of said El Dorado Heights for a distance of 57.71 feet to a point; thence run N 88°00'00"E for a distance of 120.34 feet to a right angle intersection with the easterly line of Lot 11, according to the plat recorded in Plat Book 1 at Page 68 of the public records of Monroe County, Florida; thence run S 02°00'00"E along said easterly line of said Lot 11 for a distance of 50.00 feet to an existing chain link fence; thence run along said chain link fence in a southwesterly direction for a distance of 120.55 feet more or less to the Point of Beginning.

Containing 6,480 square feet more or less

PREPARED BY:

John M. Spottswood, Jr.  
Spottswood, Spottswood and Spottswood  
500 Fleming Street  
Key West, FL 33040

Please Return to: FRANK X. CASTORO, ESQ.  
2100 Hollywood Blvd.  
Hollywood, FL 33020

RCD May 30 2003 03:55PM  
DANNY L KOLHAGE, CLERK

Parcel ID Number:

Grantee #1 TIN:

Grantee #2 TIN:

DEED DOC STAMPS 31500.00  
05/30/2003 DEP CLK

## Warranty Deed

This Indenture, Made this 29<sup>th</sup> day of May, 2003 A.D., Between  
SH 3, LTD., a Florida limited partnership

of the County of Monroe, State of Florida, grantor, and  
NORTHSTAR RESORT ENTERPRISES CORP., a corporation existing under the  
laws of the State of Florida  
whose address is: 9261 S.W. 140th Street, Miami, FL 33176

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Monroe State of Florida to wit:

All that part of Lots 5, 12 and 13, in Section 6, Township 61 South, Range 40 East, which is West of a line beginning at a point on the center of the South boundary of Lot 13, and extending straight through the center of Lots 13 and 12 and through Lot 5 of the southeast side of Monroe County Road; all said land being on the South side of the Florida East Coast Railroad Right-of-Way, according to the Plat thereof as recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida.

AND ALSO:

A portion of Lots 12 and 13, Section 6, Township 61 South, Range 40 East, according to survey made by P.F. Jenkins and recorded in Plat Book 1, Page 68 of the Public Records of Monroe County, Florida and being more particularly described as follows:  
Commence at the Southeast corner of said Lot 13; thence in a Westerly direction along the South boundary line of said Lot 13, South 89 degrees 04'38" West, a distance of 331.48 feet; thence North 00 degrees 40'47" West, a distance of 381.69 feet to a point of

(Continued on Attached)  
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SH 3, LTD., a Florida limited  
partnership  
By: SH 3, INC., a Florida  
corporation, GENERAL PARTNER

Shelley F. Pelcher  
Printed Name: Shelley F. Pelcher  
Witness

By: Robert A. Spottswood (Seal)  
ROBERT A. SPOTTSWOOD, President  
P.O. Address: 506 Fleming Street, Key West, FL 33040

Robin R. GEDMIN  
Printed Name: ROBIN R. GEDMIN  
Witness

STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2003 by  
ROBERT A. SPOTTSWOOD, President of SH 3, INC., a Florida corporation  
and a general partner of SH 3, LTD., a Florida limited partnership, on  
behalf of the corporation and the partnership  
he is personally known to me or he has produced his Florida driver's license as identification.

Robin R. GEDMIN  
Printed Name: Robin R. GEDMIN  
Notary Public  
My Commission Expires April 1, 2007

MY COMMISSION # DD178891 EXPIRES  
April 1, 2007  
BONDED THROUGH TROY FARM INSURANCE, INC.

**Warranty Deed - Page 2**

Parcel ID Number:

FILE #1373136  
BK#1892 PG#1785

beginning; thence continue North 00 degrees 40'47" West, a distance of 1033.82 feet; thence North 89 degrees 19'13" East, a distance of 17.00 feet; thence South 00 degrees 40'47" East, a distance of 901.27 feet; thence North 89 degrees 19'13" East, a distance of 8.00 feet; thence South 00 degrees 40'47" East, a distance of 132.55 feet; thence South 89 degrees 19'13" West, a distance of 25.00 feet to the Point of Beginning.

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2003 and subsequent years.

MONROE COUNTY  
OFFICIAL RECORDS

**From:** Haberman-Joe [Haberman-Joe@monroecounty-fl.gov]  
**Sent:** Monday, April 06, 2009 4:30 PM  
**To:** Joel Reed  
**Cc:** Schwab-Townesley  
**Subject:** Planning Commission Resolution P02-07 Timeline/Deadline

Joel,

Please accept this email as a response to your March 18, 2009 request for the effective/approval date of Resolution P02-07 and a compliance date.

I have researched the history and determined the following:

**Planning Commission Resolution P02-07 Timeline  
(Northstar Resort Enterprises Corp. Major Conditional Use Permit)**

Date of Public Hearing:	07/26/2006
Date of Signed Resolution:	01/24/2007
Date of Resolution Recording:	04/02/2007
Date of 6 Month Building Permit Application: (Required from 04/02/2007 to 10/02/2007):	10/02/2007
Date of First Building Permit Application:	04/25/2007
Date First Building Permit Was Issued:	6/22/2007
Conditional Use Permit Expiration:	6/22/2009

Please let me know if you have any questions, Joe

Attachment:

The following table organizes building permits by date issued (only since the public hearing on July 26, 2006):

**RE 00087940.000000:**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
073-0822	02-21-2007	Voided	Electric
073-0567	02-05-2007	03-05-2007	Re-roof building
073-0307	01-19-2007	02-20-2007	Renovate interior and exterior of building

**RE 00087940.000100:** None on file from 2006 to present.

**RE 00087970.000100:** None on file from 2006 to present.

**RE 00088020.000000 (Current RE Number, all others aggregated with):**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
093-0665	02-26-2009		Construct building (Building 2)
093-0664	02-26-2009		Construct building (Building 3)
093-0663	02-26-2009		Construct building (Building 4)
093-0662	02-26-2009		Construct building (Building 5)
093-0661	02-26-2009		Construct building (Building 6)
093-0660	02-26-2009		Construct building (Building 7)
093-0659	02-26-2009		Construct building (Building 8)
093-0658	02-26-2009		Construct building (Building 9)

093-0657	02-26-2009		Construct building (Building 10)
093-0656	02-26-2009		Construct building (Building 11)
093-0655	02-26-2009		Construct building (Building 12)
093-0654	02-26-2009		Construct building (Building 13)
093-0653	02-26-2009		Construct building (Building 14)
083-3797	10-22-2008	12-16-2008	Demolish CBS house
083-3517	09-30-2008		Construct building (Building 1)
083-3516	09-30-2008	03-19-2009	Site work
083-3501	09-29-2008	10-01-2008	Relocate trees
083-3128	08-27-2008	09-03-2008	Trim trees
083-2684	07-23-2008	07-23-2008	Remove trees
083-2198	06-12-2008		Dock and shoreline repair
083-1458	04-17-2008	Voided	Remove and relocate trees
063-5681	09-27-2006	10-25-2006	Demolish structure
063-4605	07-27-2006	08-24-2006	Electric repair

**RE 00088030.000000:**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
083-1460	04-17-2008	Voided	Remove and relocate trees
073-5004	11-26-2007	12-07-2007	Temporary Fence
073-4129	09-20-2007	10-30-2007	Demolish building
073-1866	04-25-2007	06-22-2007	Demolish multiple structures

**RE 00088040.000000:**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
083-1459	04-17-2008	Voided	Remove and relocate trees
073-4130	09-20-2007	10-30-2007	Demolish building

**RE 00087950.000000:** None on file.

**RE 00088060.000000:**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
073-2559	06-12-2007	08-16-2007	Demolish miscellaneous

**RE 00566430.000000:** None on file.

**RE 00088060-000100 (not shown on resolution):**

<i>Permit No.</i>	<i>Date Applied</i>	<i>Date Issued</i>	<i>Description</i>
073-4131	09-20-2007	11-06-2007	Demolish structure

Joseph E. Haberman, AICP  
Principal Planner

monroe county  
planning & environmental resources department  
2798 overseas highway. suite 400  
marathon, florida 33050  
305.289.2532